

In order to improve conditions and maximize public benefits, the Yonkers Community Development Agency (“CDA”) has prepared this Alexander Street Urban Renewal Plan (the “Urban Renewal Plan”) and an Alexander Street Master Plan (the “Master Plan”). Together, these plans present a land use strategy and “blueprint” for the redevelopment of the Alexander Street Urban Renewal Area (“URA”). The URA has the same geographic area as the Master Plan area.

By implementing the Urban Renewal Plan the CDA intends to remove blighted conditions, relocate affected businesses and households (if any), encourage private investment, redevelop cleared sites, and generally improve the economy and conditions of the City of Yonkers as a whole. Actions of this nature are controlled by New York State General Municipal Law, under Article 15, Urban Renewal, which includes requirements that the CDA must meet for the preparation of an Urban Renewal Plan. This Urban Renewal Plan will enable the CDA and the City of Yonkers to apply for funding unique to renewal actions, and so to implement the Master Plan, as described in this document.

This Urban Renewal Plan conforms to the City’s overall adopted Comprehensive Plan and intends to continue the City’s waterfront redevelopment initiatives. The Urban Renewal Plan conforms to Article 15 by containing a description of the URA, a proposed land use plan and redevelopment proposals, proposed methods of urban renewal, and an implementation program. While this document makes specific references to the Master Plan, it should be noted that the discussion in this document is only intended to provide a general overview of redevelopment goals. A more detailed discussion of goals and the overall redevelopment program can be found in the Master Plan.

For the reasons set forth in this Urban Renewal Plan, the CDA finds that the area roughly bounded by the Hudson River to the west, Wells Avenue to the south, the Metro-North Railroad right-of-way to the east, and the northern end of Trevor Park and JFK Marina Park to the north (the “Alexander Street Urban Renewal Area”) in its current condition is an area warranting redevelopment to improve the conditions of the area and the overall conditions of the City of Yonkers. A more detailed description of the URA boundary is provided below.

A. BACKGROUND

STATUTORY FRAMEWORK

New York State laws grant its municipalities the power to undertake urban renewal initiatives to redevelop areas determined to be blighted, deteriorated, or deteriorating.

Like many cities in New York, the City of Yonkers has very effectively used the urban renewal process to revitalize and redevelop areas and neighborhoods meeting these criteria in order to achieve public benefits in the form of housing, economic development, public amenities, and

increased fiscal and social strength and stability. To proceed with a redevelopment plan under the urban renewal process, a municipality makes a determination that a particular area—an urban renewal area—meets these criteria and, if so, prepares an urban renewal plan. The urban renewal plan sets the stage for redevelopment and embodies the City’s vision for how that urban renewal area should be in the future.

Upon adopting a plan for urban renewal, a municipality must determine that:

- The area is a substandard or insanitary area, or is in danger of becoming a substandard or insanitary area and tends to impair or arrest the sound growth and development of the municipality.
- The plan affords maximum opportunity to private enterprise, consistent with the sound needs of the municipality as a whole for the undertaking of an urban renewal program.
- The plan conforms to a comprehensive community plan for the development of the municipality as a whole.
- There is a feasible method for the relocation of families and individuals displaced from the URA into decent, safe, and sanitary dwellings, which are or will be provided in the URA or in other areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of such families or individuals, and reasonably accessible to their places of employment.


In addition, the municipality must find that the undertaking and carrying out of the urban renewal activities in stages is in the best public interest and will not cause any additional or increased hardship to the residents of such designated area.

This Urban Renewal Plan evaluates the URA and presents a redevelopment program aimed at remedying the deficiencies present in the area, and improving and enhancing the area so as to provide public benefits. Located on the City’s Hudson River waterfront, adjacent to the central business district and immediately accessible to public transit, including two Metro-North Railroad stations, the URA presents the potential to provide substantial public benefits to Yonkers as a whole.

B. URBAN RENEWAL AREA

The URA, illustrated in Figure 1-1, is located along the Hudson River just north of downtown Yonkers. The area, as defined by property boundary maps on record at the City of Yonkers Tax Assessor’s Office, is generally bounded by the Hudson River to the west,¹ Wells Avenue to the south, the Metro-North Railroad right-of-way to the east, and the northern end of Trevor Park and JFK Marina Park to the north. In addition, two small areas immediately east of the railroad tracks are being evaluated as part of the URA, including 23 parcels along Ashburton Avenue and seven parcels along Wells Avenue. In total, the URA comprises 85 tax parcels and approximately 153 acres. Certain parcels include land lying under the waters of the Hudson River. Therefore, there are approximately 112 acres of land and approximately 41 acres of water in the URA. The URA extends approximately 1.3 miles from north to south and land within it ranges in width from approximately one-tenth to two-tenths of a mile.

¹ The western boundary of the URA is the westernmost of the City of Yonkers municipal boundary or the western edge of individual parcels’ property lines.

 Urban Renewal Area*

* The western Urban Renewal Area boundary is the westernmost of either the municipal boundary of the City of Yonkers, or the boundary of the individual parcels comprising the Urban Renewal Area.

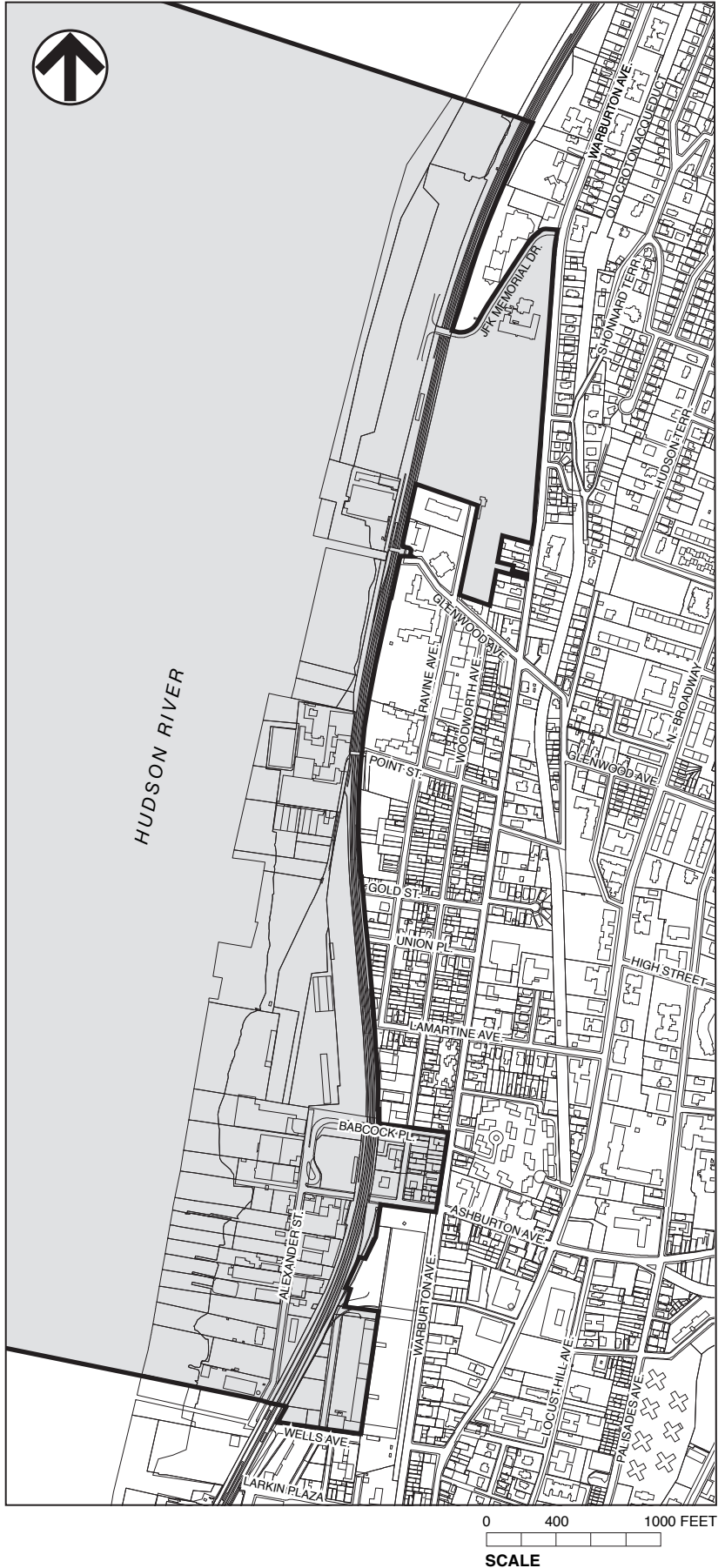


Figure 1-1
Urban Renewal Area Boundary

DESCRIPTION OF URBAN RENEWAL AREA

The boundaries of this URA, located in the City of Yonkers, County of Westchester, State of New York, shown in Figure 1-1, are described based on the property boundary maps on record at the City of Yonkers Tax Assessor's Office, and are generally as follows:

Starting at a point which is formed by the intersection of the northern and western property lines of Lot 25, Block 2640 proceed southerly along the western property line common to said Lot and Lots 19 and 1 of Block 2635 to its intersection with the southern property line of Lot 1, Block 2635; thence easterly along the southern property line common to said Lot and Lot 19, Block 2635 to the intersection of said property line with the western property line of Lot 1, Block 7000; thence following the western property line in a southerly direction to its intersection with the northern property line of Lot 44, Block 2630; thence westerly along said property line of said Lot to the intersection of said property line with the western property line of said Lot; thence southerly along the western property line common to Lots 44, 40 and 37, Block 2630 to its intersection with the northern property line of Lot 1, Block 2630; thence westerly along the northern property line of said Lot to the intersection of said property line with the western property line of said Lot; thence southerly along the western property line common to Lots 1, 2 and 3, Block 2630 and Lot 15, Block 2625 to the intersection of said property line with the southern property line of Lot 15, Block 2625; thence easterly along said property line to its intersection with the western property line of said Lot to its intersection with the northern property line of Lot 40, Block 2620; thence southerly along the western property line of Lot 40, Block 2620 to the point of intersection with the northern property line of Lot 1 Block 2620; thence southerly along the western property line common to Lot 1 Block 2620 and Lots 18, 23, and 1 of Block 2615, Lots 22, 18, 14, 12, 50, 53, and 57 of Block 2610, and Lots 51, 57, and 67 of Block 2605 to its intersection with the southern property line of Lot 67, Block 2605; thence easterly along said property line of said Lot to its intersection with the eastern right-of-way line of Alexander Street; thence easterly along a straight line across the Alexander Street right-of-way and Lot 1, Block 7000 to a point which is the intersection of the eastern property line of Lot 1, Block 7000 and the northern property line of Lot 26, Block 2010; thence southwesterly along the western property line of Lot 26, Block 2010 to its intersection with the northern right-of-way line of Wells Avenue; thence easterly along said right-of-way line to the intersection with the eastern property line of Lot 1, Block 2009; thence northerly along said property line common to Lots 1 and 30, Block 2009 to its intersection with the northern property line of Lot 30, Block 2009; thence westerly along said property line to the point of intersection with the eastern property line of Lot 1, Block 7000; thence northerly along said property line to its intersection with the southern right-of-way line of Ashburton Avenue; thence easterly along said right-of-way line to its intersection with the western right-of-way line of Warburton Avenue; thence northerly along said right-of-way line to its intersection with the center right-of-way line of Babcock Place; thence westerly along said right-of-way line to its intersection with the southern extension of the eastern property line of Lot 1, Block 7000; thence northerly along said extension and property line to its intersection with the southern property line of Lot 1, Block 2125; thence easterly along said property line of said Lot to its intersection with the eastern property line of said Lot; thence northerly along said property line to its intersection with the northern property line of said Lot; thence westerly along said property line to its intersection with the eastern property line of Lot 1, Block 7000; thence northerly along said property line to its intersection with the eastern extension of the northern property line of Lot 1, Block 2640; thence westerly along said extension (across Lot 1, Block 7000) and continuing westerly along

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the northern property line common to Lots 1 and 25 of Block 2640 to the point or place of the beginning.

The URA boundary as described above is based on tax parcel information obtained from the City Tax Assessor's office and is subject to change and refinement based on information obtained from property title searches or land survey information. As noted above, the western boundary is the westernmost of the municipal boundary of the City of Yonkers or the western boundary of the individual parcels comprising the URA.

URBAN RENEWAL AREA CHARACTERISTICS

The URA is generally characterized by low-rise industrial buildings, parking lots, and outdoor storage areas; larger buildings include the decommissioned Glenwood Power Station and the vacant British International Cables Corporation (BICC) building along the river's edge. The URA is accessed by Alexander Street, Babcock Place, Ashburton Avenue, and Wells Avenue, all of which are two-lane local roadways that traverse the southern segment of the URA. Another public roadway, JFK Memorial Drive, provides access to JFK Marina Park in the northern segment of the URA.

This Urban Renewal Plan considers two City of Yonkers parks, Trevor Park and JFK Marina Park, and the County owned Habirshaw Park. These properties contain important public open spaces that have been integrated into the redevelopment plan for the URA in order to promote a continuous open space system along the waterfront. The Beczak Environmental Education Center within Habirshaw Park is also part of the URA.

PLANNING PROCESS

Part of the planning process includes the preparation of a Generic Environmental Impact Statement (GEIS) to comply with the requirements of the New York State Environmental Quality Review Act (SEQRA). Several public meetings were held to meet the requirements of SEQRA and to solicit public input about the Plan. Under SEQRA, the CDA is the lead agency for the GEIS.

The planning process for this Urban Renewal Plan and the Master Plan began with a community meeting held at the Yonkers Public Library on Thursday, June 30, 2005. The meeting was well attended by stakeholders, interested individuals, and neighborhood residents. The City presented its goals for redeveloping the URA and discussed the principles that should guide the master planning process with the attendees. The initial concepts for the Master Plan were discussed as well, and the City solicited public comments from those present.

This meeting was followed up by numerous meetings with individual property owners and other interested parties. A second openly advertised public meeting was held on October 6, 2005, at the Nepperhan Community Center on Warburton Avenue. This meeting was also well attended and involved a discussion of the City's redevelopment concepts for the URA. The City provided community members the opportunity to comment and shape the developing plans. This meeting also served as the scoping meeting for the CDA's GEIS. Additional public meetings were held on December 7, 2005, and June 28, 2006, providing additional opportunities for interested individuals, agencies, and affected landowners to comment and provide input on the plan. A second public scoping meeting was held on November 28, 2006, and also afforded the public an

opportunity to comment on and provide input on the plan. The resulting scoping document adopted by the CDA on April 19, 2007, sets forth the general contents and analyses of the GEIS.*